

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
FEBRUARY 10, 2015**

1. Call meeting to order

The meeting was called to order at 6:30 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, Kevin Robbins, Willie Vaden, and Paul Pierce. Staff present: City Manager, Jim Gray, Finance Director Rosie Vela, and City Secretary Kimberly Sampson. There were approximately 15 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

There were no presentations from the audience.

5. Consideration and action of the Minutes of the Regular City Council Meeting of January 27, 2015.

City Secretary Kimberly Sampson noted a correction to the minutes on agenda item # 10.b wherein it was originally worded, "There were no speakers against the excavation permit." And it should have read, "There were no speakers against the zoning request."

Council Member Kemp made a motion to approve the Minutes of the Regular City Council Meeting of January 27, 2015 with the correction noted above and was seconded by Council Member Vaden. The motion was approved unanimously.

Mayor Perkins moved item # 11 forward on the agenda.

11. Receive and discuss the annual Racial Profile report for the period of January 1 through December 31, 2014.

Police Chief Stan Bynum gave an overview of the Racial Profiling Report and there were no questions from the Council Members.

6. Consideration and action of an Ordinance by the City Council of the City of Ingleside, Texas authorizing the issuance of "City of Ingleside, Texas Tax Notes, Series 2015," levying an annual Ad Valorem Tax, within the limitations prescribed by law, for the payment of the obligations; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the obligations; authorizing the execution of a Paying Agent/Registrar Agreement and a

Purchase and Investment Letter; complying with the letter of representations previously executed with the depository trust company; authorizing the execution of any necessary engagement agreements with the City's Financial Advisors and/or Bond Counsel; and providing an effective date. (Single Reading)

Mark McLiney of SAMCO Capital Markets, Inc. stated there were seven bid responses for this project, which is abnormally high. This is an indication of a great project and bond rating. The Independent Bankers Bank (TIB) provided the best interest rate of 1.69% and no agent service fees, which saves about \$500.00 per year. With the inclusion of the borrowing costs, the average interest rate is 2.19%.

Council Member Kemp made a motion to approve Ordinance # 2015-05 by the City Council of the City of Ingleside, Texas authorizing the issuance of "City of Ingleside, Texas Tax Notes, Series 2015," levying an annual Ad Valorem Tax, within the limitations prescribed by law, for the payment of the obligations; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the obligations; authorizing the execution of a Paying Agent/Registrar Agreement and a Purchase and Investment Letter; complying with the letter of representations previously executed with the depository trust company; authorizing the execution of any necessary engagement agreements with the City's Financial Advisors and/or Bond Counsel; and providing an effective date: and was seconded by Council Member Vaden. The motion was approved unanimously.

7. Consideration and action of a Contract for the Collection of Delinquent Special Assessment Accounts.

Attorney Paul Chapa of Linebarger Goggan Blair and Samspon, LLP stated this agreement will be for their firm to assist in the collection of special liens such as mowing, demolition, etc. Just as with the tax liens, the firm maintains 20% of the fees collected. The agreement has been discussed and reviewed by City Attorney Michael Morris. It is a three year agreement with option for three single year extension and allows for a 90-day out option.

Council Member Kemp made a motion authorizing the staff to inter into a Contract with Linebarger Goggan Blair and Samspon, LLP for the Collection of Delinquent Special Assessment Accounts; and was seconded by Council Member Vaden. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, and Vaden voting aye; and Council Member Robbins voting no.

8. Consideration and action of an Ordinance amending the City of Ingleside Code of Ordinances by adopting a new Section 1-18 of Chapter 1 of the Code of Ordinances of the City of Ingleside, Texas, providing for Collection of Delinquent Debts, including Attorney's Fees and Court Costs; repealing all Ordinances in conflict herewith and providing for an effective date and publication. (First Reading)

City Manager Jim Gray explained that for years, he and other staff have been advised that we could collect the full liens against properties for mowing, demolition, etc. Now we are being advised that we cannot. Attorney Paul Chapa of Linebarger Goggan Blair and Samspon, LLP stated that when the Sheriff's office forecloses on a piece of property for back

county/city/school taxes, it now becomes a joint property of these three entities and we cannot assess a lien against ourselves. We can however, include the cost of these services into the original suit against this piece of property so when we eventually do receive a bid to purchase, the city will receive a larger portion of the whole bid received.

It was questioned if the City is required to accept a bid received or if the other two taxing entities can overturn one entity's negative vote. Attorney Chapa stated that one negative vote can deny the entire bid unless the bid is either (a) the total amount owed, or (b) for the amount that the property is valued by the tax rolls. Council Member Vaden and Wilson inquired how long does a property have to be in arrears before a taxing entity can foreclose on the owner. Attorney Chapa explained it is typically five years but they also take into consideration the dollar figure and how busy the court backlog is before they start the process of foreclosure; however, they can be as aggressive as the taxing entity requests them to be. Some of the concern is that \$5,000 in liens can add up very quickly and most of the bids received are less than \$5,000. It was noted that the objective of the Attorneys is to get these properties be put back on the tax rolls as quickly as possible in order to start collecting taxes and to keep the city from having to maintain the property.

Council Member Kemp made a motion to pass to a second reading the Ordinance amending the City of Ingleside Code of Ordinances by adopting a new Section 1-18 of Chapter 1 of the Code of Ordinances of the City of Ingleside, Texas, providing for Collection of Delinquent Debts, including Attorney's Fees and Court Costs; repealing all Ordinances in conflict herewith and providing for an effective date and publication; and was seconded by Council Member Wilson. The motion was approved unanimously.

Item # 9 was removed from the agenda at this time.

9. Consideration and action of a Resolution authorizing Tax Resale of Lot 13, Block 2, Frank Phelps Garden Tracts Subdivision, San Patricio County, Texas, as described in Volume 192, Page 292, Deed Records of San Patricio County Texas.

10. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single-Family Residential) to C-1 (Local Commercial) and further providing or effective date, reading, severance and publication: N35 feet of Lot 15 and all of Lot 16, Block 23, Houghton Subdivision, also known as 2734, 2736, and 2738 Dallas Avenue. (Final Reading)

Council Member Kemp made a motion to approve Ordinance # 2015-06 changing the zoning for the following property from its present zoning of R-1 (Single-Family Residential) to C-1 (Local Commercial) and further providing or effective date, reading, severance and publication: N35 feet of Lot 15 and all of Lot 16, Block 23, Houghton Subdivision, also known as 2734, 2736, and 2738 Dallas Avenue; and was seconded by Council Member Wilson. The motion was approved unanimously.

12. Consideration and action of future Economic Development Trips.

City Manager Jim Gray stated that as he moves forward with discussions for economic development opportunities with JJ Johnston of Econogine, LLC that he needs direction from Council regarding parameters of who to, or who not to, encourage to our community.

At a previous Council Meeting, one Council Member (Pierce) voiced his concern to not meet with or encourage Chinese companies to Ingleside; however, we have not heard from any other Council Members with specific direction. At the recent State of the City for Corpus Christi it was noted that since TPCO has begun construction, there have been at least ten other Chinese companies meeting with and discussing options in this region. Mr. Gray explained that we need to provide these types of parameters for Mr. Johnston to be able to begin discussions. Once he makes contact, it takes three to four months to set up a meeting; and in the meantime, we will be able to bring back to the Council any request for travel funds.

Council Member Vaden asked if Mr. Johnston could sign a Letter of Confidentiality due to the fact that he is also member of the SPEDC Executive Board; which he is also troubled by the fact that Ingleside on the Bay has a voice on the Executive Board but the City of Ingleside does not. He is aware that SPEDC meets with and discusses Ingleside with potential developers without input from City Manager Jim Gray and since they do not share information with the City, he doesn't want us sharing information with them. Mr. Gray stated that if we develop a client without SPEDC's involvement, Mr. Johnston is prepared to sign a Letter of Confidentiality.

Council Member Vaden made a motion authorizing Econogine, LLC to promote Ingleside with developers from any/all points of the World except those under arms against the United States to any business that might bring more jobs as long as our infrastructure can sustain that business, and was seconded by Council Member Tucker. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, and Vaden voting aye; and Council Member Robbins voting no.

13. Receive the Departmental Reports for the month of January 2015.

Items discussed were: Seaside Landing is the potential apartment complex to be located directly behind HEB, the number of Library Patron Visits, the Demolition Valuations and number of Building Permits (City Manager Jim Gray will have the Building Department provide additional information), and the fact that the Animal Control facility accepts animals from the County.

14. Staff Reports

City Manager Jim Gray stated that the City did receive a phone call today regarding the lawsuit against the City of Ingleside made by Patricia Arnold, Laura McLaughlin, William Priday, and Kevin Robbins involving re-zoning ordinances numbered 1087, 1089, 1090, and 1091 specifying future mediation and pre-conference calls required prior to the September 25, 2015 meeting with the Judge and all Attorneys. He also that he has had follow-up meetings with prospectors that he met three years ago and now twice within the last month. Mr. Gray provided the dates of future State of the City, introduction of Council Candidates, and a possible Candidate Forum events all to be scheduled in April 2015. City Secretary Kimberly Sampson explained that as part of the new city website, we will have the Web Tech here at the next meeting to take the Council Member's photographs. Email reminders and a notice in the

next council packet will be provided. We are requesting that Council Members arrive early in order to take the photos prior to the meeting.

15. Requests from Council Members

Council Member Wilson requested that paint on the inside and outside of the Humble Center as well as additional funds in the Beautification Funds be included in the CIP.

Council Member Kemp requested an update from Econogine, LLC and Retail Coach be provided at the next Council Meeting.

Council Member Tucker questioned if any previous Bonds could be paid off early or refinanced for a savings. City Manager Jim Gray stated the status of the bonds would be included in the next Monthly Financial Statement.

16. Adjourn

There being no further business, the meeting was adjourned at 7:44 p.m.

ATTEST:

APPROVED:

Kimberly Sampson, City Secretary

Mayor Pete Perkins

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